

# MUNICIPALITY OF THE COUNTY OF **ANTIGONISH**

## Municipal Council Meeting- Minutes

Tuesday, December 7, 2021  
5:30 pm

### Councillors Present:

Warden Owen McCarron  
Deputy Warden Hugh Stewart  
Councillor Mary MacLellan  
Councillor Donnie MacDonald  
Councillor Remi Deveau

Councillor John Dunbar  
Councillor Gary Mattie (by Zoom)  
Councillor Bill MacFarlane  
Councillor Harris McNamara  
Councillor Shawn Brophy

### Staff Present:

Glenn Horne, CAO  
Beth Schumacher, Deputy Clerk

John Bain, Director - Eastern District  
Planning Commission

### Also Present:

Lee-Ann Martin, EDPC  
Andrew Jones, EDPC  
Drake Lowthers, The Reporter  
Gallery (in-person and by Zoom)

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### **Call to Order- Chairman, Warden Owen McCarron**

Warden McCarron called the meeting to order at 5:30pm.

### **Approval of Agenda**

Warden McCarron called for any additions or deletions to the agenda. The following additions were made:

- Santa for Seniors Funding Request
- Tender for an Inline Booster for Beech Hill Road Waterline

**Min # 2021-132**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

### **Statutory Public Hearings**

Mr. Horne reviewed the Protocol for Public Hearings for the benefit of those attending in person and online.

### **Nova Construction Company Ltd. Development Agreement**

Councillor MacFarlane declared a conflict of interest and removed himself from the Council Chambers.

Lee-Ann Martin of the Eastern District Planning Commission provided an overview of the proposed development under consideration for approval. The proposed second phase of the Nova Landing commercial development is subject to approval via a Development Agreement. Ms. Martin reviewed the considerations given to the design based on the policies in the Plan and Zoning Requirements.

Warden McCarron asked for questions from Council, and then asked for comments from anyone attending who wished to speak against the proposal.

- Keith Grant asked a question regarding drainage both on and off of the site, and overall water drainage on the roadway. The sizing of the culverts was raised as a concern along Highway 7.
- Peter Whitmee from Tamara Drive spoke regarding the existing services along the waterline along highway 7 and Tamara Drive, and whether the tower creates an increase in pressure along that line. Warden McCarron responded by noting to the plans for infrastructure replacements that are being explored. A follow-up question was asked about payment for waterline upgrades, which Warden McCarron spoke to. A concern regarding traffic in the area was also raised. Warden McCarron noted that Planning did circulate the proposal to the Province's Transportation division.
- Eric Proctor raised a concern about the design of the entrance into Nova Landing and how well it will function with additional traffic resulting from the proposed development. A question was also raised about buffering, and what that would include, raising concerns about what is there now. Ms. Martin responded to provide further details about the proposed buffering.
- Sharon Whitmee raised a concern regarding the traffic maneuvering in the roundabout. A question was asked about what stores might be expected in the development, because of the impact that it might have on traffic in the area. Warden McCarron noted that the vendor was not known to Council, but the consideration of the development is based on the use and the proposed footprints.

No one was present to speak on behalf of the development.

Councillor John Dunbar joined the meeting at 5:55 pm.

**Min # 2021-133**

Moved and Seconded

That Municipal Council approve:

A proposed and revised Development Agreement between Nova Construction Co. Ltd and the Municipality with respect to the construction of a large scale, highway oriented commercial development at the intersection of Highway 104 and Trunk 7 off the Nova Landing cul-de-sac on a property totaling 3.7 hectares of area (PID 10115228) located in the Commercial Designation, subject to the development meeting the evaluation criteria as outlined in the agreement; and,

That the proposed development agreement between Nova Construction Company Limited and the Municipality of the County of Antigonish be further amended to increase the required width of sidewalks in the development to 1.5 metres.

**Motion Carried**

Councillor McNamara voted against the motion. Following the motion, Councillor MacFarlane rejoined the meeting.

**S.F. Smith Retirement Living Development Agreement**

Mr. Andrew Jones provided a presentation of the proposed development of several multiple-unit dwellings that are targeted for seniors residences. The applicable policy and design considerations were reviewed, and renderings to provide an idea of the visual impact of the proposed development on the neighbouring residences was shared.

Warden McCarron opened the floor for questions from Councillors:

- Councillor Brophy asked a question regarding the storm water at the bottom of the lot, and drainage concerns there now. A storm water management plan will be required for approval and adherence before building permits are released. Careful consideration of the storm water management will be required by the development agreement.

Warden McCarron asked for any comments from the gallery against the development:

- Mr. Keith Grant raised concerns regarding storm water, and the flooding concerns affecting the Boudreau property at the bottom of Keating Court. The size of the culverts where water is draining down Keating Court and down Highway 7 is not sufficient for the flow, causing water to back up into the Boudreau's property.

- Mr. Peter Whitmee spoke regarding the storm water plans for Keating Court, and noted that those approved plans were never followed. Mrs. Sharon Whitmee added that homes along Tamara Drive have experienced flooding ever since Keating Court was developed. Mr. Whitmee also noted that they were attending on behalf of a neighbour who could not attend.
- Mr. Eric Proctor noted drainage concerns as well, and asked that the County consider a more robust storm water management system for the area to handle the building densities that the ditches are not handling in the current storms.

No one spoke in support of the proposal from the gallery.

Councillor McNamara asked whether the provisions in the development agreement would be sufficient for the concerns that were raised. Mr. Horne noted that the developer would be responsible for the affects caused by the proposed development, but that the greater storm water concerns would the responsibility of the municipality. Mr. Bain noted that the proposed development agreement does speak to the corner of Keating Court where there are existing drainage issues that must be addressed as part of the storm water management plan for the proposed development.

**Min # 2021-134**

Moved and Seconded

That Municipal Council approve a proposed development agreement between S.F. Smith Retirement Living Incorporated and the Municipality of the County of Antigonish to construct 27 units in four separate buildings on a vacant lot located on Keating Court with PID 10095115.

**Motion Carried**

Councillor McNamara voted against the motion.

**Central Land Use By-law Amendment - Accessory Buildings in Serviced Areas**

Mr. Jones spoke to the planning staff report that was included in the agenda package, giving an overview of the proposal to amend the zoning by-law to permit larger accessory buildings in the Central Plan. Warden McCarron opened up the floor for discussion and questions from Council. Councillor MacFarlane provided some insight into the discussion that took place at Planning Advisory Committee, where there is a desire to store boats, machinery or recreational vehicles, and the amendment would accommodate this on larger properties. Discussion followed.

**Min # 2021-135**

Moved and Seconded

That Municipal Council approve a proposed amendment to the Central Antigonish Land Use By-Law to increase the maximum size of accessory buildings in the areas where there are municipal services from the existing area restriction of 83.6 m<sup>2</sup> to 130 m<sup>2</sup> and to include a percentage limiting the size of accessory buildings based on the total lot area of a property and to require an accessory building to be consistent with the architectural style of the main building on the lot.

**Motion Carried**

### **Presentations**

#### **EDF Renewables**

The team from EDF Renewables provided an overview of a proposal for wind energy that they are looking to explore in the Upper Afton area. Open house in Heatherton being held on Thursday, December 16th. The floor was opened for questions.

Councillor Mattie asked for some clarification about how the turbines are proposed to be configured within the project area. Councillor MacFarlane thanked EDF for their presentation and noted that it looked like an exciting project. Warden McCarron asked about how this project fits in terms of scale with their other projects. Mr. Desdunes from EDF noted that this project would be like other projects in the community. A question was also asked about capacity in the main transmission lines; no concerns with capacity there exist - the constrain on the project is the availability of land meeting the setback requirements. Councillor McNamara spoke about how exciting the proposal was.

### **Miscellaneous Business**

#### **Santa for Seniors**

Mr. Horne noted that a donation to the Santa for Seniors program has been requested. The program provides gifts to seniors who may be alone or otherwise in need during the holidays. Councillors were asked to send the names of any seniors in their communities who may benefit from the program.

**Min # 2021-136**

Moved and Seconded

That Municipal Council provides a \$1000 donation to the 2021 Santa for Seniors campaign.

**Motion Carried**

#### **Tender for an Inline Booster for Beech Hill Road Waterline**

Mr. Horne noted that the inline booster for the Beech Hill Road waterline, which is a capital project that was planned for the 2022/23 fiscal year, is proposed to be undertaken as soon as possible due to the water needs of the DNA maintenance yard when creating a brine solution for highway maintenance. The inline booster will ensure that water pressure is maintained for customers further up the water line when the brine tanks are being filled. Staff are looking to tender this project as soon as possible.

**Min # 2021-137**

Moved and Seconded

That Municipal Council move the proposed inline booster for the Beech Hill Road waterline project into the capital plan for the 2021/22 fiscal year and provide staff authorization to tender the project.

**Motion Carried**

**Adjournment**

**Min # 2021-138**

Moved

That the Council meeting adjourns at 7pm.

**Motion Carried**



Warden Owen McCarron



Glenn Horne, CAO